082.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,300 / 618,300
					USE VALUE:	618,300 / 618,300
					ASSESSED:	618,300 / 618,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTHEWS PATRICIA L/TRUSTEE
Owner 2:	29 BLOSSOM ST TRUST
Owner 3:	
Street 1:	29 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS THOMAS L--ETAL -
Owner 2:	MATTHEWS PATRICIA L -
Street 1:	29 BLOSSOM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	240,300		378,000	618,300
Total Card	0.092	240,300		378,000	618,300
Total Parcel	0.092	240,300		378,000	618,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.15 /Parcel: 505.15

Legal Description

User Acct 50713

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,300	0	4,000.	378,000	618,300		Year end	12/23/2021
2021	101	FV	233,200	0	4,000.	378,000	611,200		Year End Roll	12/10/2020
2020	101	FV	233,100	0	4,000.	378,000	611,100	611,100	Year End Roll	12/18/2019
2019	101	FV	212,300	0	4,000.	372,600	584,900	584,900	Year End Roll	1/3/2019
2018	101	FV	212,300	0	4,000.	286,200	498,500	498,500	Year End Roll	12/20/2017
2017	101	FV	212,300	0	4,000.	270,000	482,300	482,300	Year End Roll	1/3/2017
2016	101	FV	212,300	0	4,000.	248,400	460,700	460,700	Year End	1/4/2016
2015	101	FV	200,600	0	4,000.	232,200	432,800	432,800	Year End Roll	12/11/2014

!6633!

PRINT

Date	Time
12/30/21	04:14:22

LAST REV

Date	Time
07/22/19	14:14:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6633

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS THOMAS	44508-300		1/20/2005	Family	10	No	No		
	12560-598		11/30/1973		30,000	No	No		N

USER DEFINED

Prior Id # 1:	50713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1063	Re-Roof	5,900		8/4/2015			Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Info At Door	HS	Hanne S
10/29/2015	Permit Insp	PC	PHIL C
11/25/2008	Meas/Inspect	189	PATRIOT
3/7/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent	277	PATRIOT
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,000	Spl Credit		Total:	378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326546
Depreciation:	86208
Depreciated Total:	240338

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

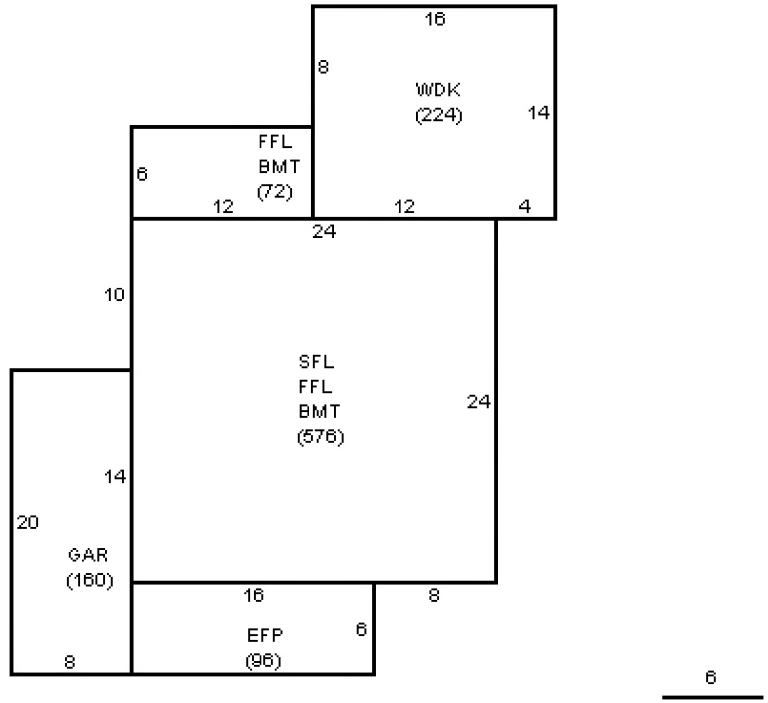
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	102.17
Final Total:	240300	Val/Su SzAd	196.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	53.160	34,448
FFL	First Floor	648	177.200	114,827
SFL	Second Floor	576	177.200	102,068
WDK	Deck	224	10.570	2,367
GAR	Garage	160	30.920	4,948
EFP	Enclos Porch	96	56.120	5,388
	Net Sketched Area:	2,352	Total:	264,046
Size Ad	1224	Gross Area	2352	FinArea 1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

082.0-0002-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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